



## Bath Heritage Watchdog

contact@bathheritagewatchdog.org

APPLICATION NUMBER: 17/05016/LBA

ADDRESS: 26 Stall Street

PROPOSAL: Internal alterations to dividing walls and rear access, shop fit interior for use as a coffee shop, make good and redecorate the shopfront, addition of a non illuminated projecting sign and hand paint existing fascia sign with Caffe Nero logo

CASE OFFICER: Laura Batham

DATE: 20 October 2017

COMMENT: OBJECTION

\*\*\*\*\*

Bath Heritage Watchdog objects to this application in its current format.

No 26 Stall Street was originally one of Bath's largest coaching inns; the Lamb Hotel was an inn by 1718 but probably dates from at least a century earlier. Advertisements dating from 1773 indicated that The Lamb had stabling for over 100 horses. By the mid 18th century, it was the starting point for coaches to Devon & Cornwall. When the Inn was split up in the 1840's, the Lamb & Lion Pub was built on the site of the stables on Lower Borough Walls, which opened in 1852. The Lamb strove on, but the final blow came in 1841 when the Great Western Railway between London and Bath opened. The traditional coaching trade upon which it relied vanished almost immediately. The brewery to the rear closed around 1895 but the Lamb remained until the 1970's when it became a building society.

It is listed Grade II and is located in the Bath Conservation Area and World Heritage Site. It should be noted that the listing entry makes particular reference to the frontage of the building.

When determining all applications for new shopfronts and signage we ask that the following guidelines are observed.

*The context, or general setting, of Bath should be understood, respected and reflected in any proposed work to shopfronts.*

*Design, materials and workmanship should be of the highest quality.*

*Any proposed or altered shopfront should be historically credible.*

*House styles which do not meet the requirements of style, lettering, materials and signs are not acceptable. Multiples should be required to adapt their proposals to the special conditions of the city.*

*Standard designs of any sort are not acceptable. They should be specifically designed for their context.*

## FASCIA

We welcome the proposal for a traditionally signwritten fascia.

However, the corporate blue colour is somewhat strident which we would encourage the applicants to tone down a little. Although we do not have an 'in principle' objection to a new colour for the frontage, no colour swatch or reference has been provided for consideration. Confirmation that the paint finish is to be matt or satin is also required. We are also concerned at the addition of another layer of paint to the frontage as this does not allow the stone beneath to breath and will in time lead to spalling and damp. We would encourage the removal of the existing paint and the exploration of an alternative treatment taking the advice of the conservation officer.

The current fascia appears to be a metal tray. It is unsympathetic and unauthorised and we welcome its removal. We would also encourage the inclusion of a moulded border to the new timber fascia to enhance the frontage.

## PROJECTING SIGN

We strongly object to the addition of any sort of projecting sign as this is not a characteristic of the street and is not considered necessary in such a busy central street.

## SUMMARY

The works, by virtue of the use a strident colour, lack of colour swatches/references and the addition of a projecting sign are considered to be detrimental to the character and appearance of the listed building, adjacent listed buildings and the wider streetscene contrary to S16 and S72 of Planning (Listed Buildings & Conservation Areas) Act 1990, Section 12 'Conserving & Enhancing the Historic Environment of the NPPF and Policies CP6, D1, D2, D9 and HE1 of the Core Strategy and Placemaking Plan and should be revised or refused in its current format.